

**MINUTES
PLANNING COMMISSION
JANUARY 2, 2020
LAKEWOOD CITY HALL
7:00 P.M.
AUDITORIUM**

The meeting was called to order at 7:00 p.m.

1. Roll Call

Members Present

Kyle Baker, Chair
Nathan Kelly
Kyle Krewson, Vice Chair
Monica Rossiter

Others Present

Katelyn Milius, Planner, P&D, Secretary
Jennifer Swallow, Executive Assistant Law Director

2. Approve the Minutes of the December 5, 2019 meeting

A motion was made by Mr. Kelly, seconded by Ms. Rossiter to **APPROVE** the December 5, 2019 meeting minutes. All the members voting yea, the motion passed.

3. Opening Remarks

The Chairman dispensed with the reading of the Opening Remarks.

OLD BUSINESS

PLANNED DEVELOPMENT

**4. Docket No. 12-33-19*
14503 Madison Avenue
St. Clement Church**

Dru Siley, Liberty Development Co., applicant requests approval of a portion of the St. Clement Church campus for the development of 16 for sale townhomes, pursuant to Chapter 1156 – Planned Development. The property is in a C2 – Commercial, Retail district and an R-2 – Single and Two-Family district. (Page 2)

*This item is deferred from the January meeting.

This item was deferred at the request of the applicant.

A motion was made by Mr. Krewson, seconded by Ms. Rossiter to **DEFER** the request. All the members voting yea, the motion passed.

NEW BUSINESS

CONDITIONAL USE

**5. Docket No. 01-01-20
12061 Lake Avenue
Revive Medical**

John Kocka, M.D., applicant requests a renewal of a Conditional Use approval to allow medical offices replacing an existing, pursuant to section 1161.03(o) – re-use of an existing non-conforming structure. The property is in an MH – Multi-Family, High Density district. (Page 7)

John Kocka, M.D., applicant was present to explain the request. The Planning Commission ("commission") asked if there was any signage. Administrative staff ("staff") presented a synopsis of the property and its history. Public comment was taken. There was discussion about the existing easement, fence, and parking spaces.

A motion was made by Mr. Kelly, seconded by Ms. Rossiter to **APPROVE** the request. All the members voting yea, the motion passed.

ADD-ON:

6. Election of Officers

A motion was made by Mr. Kelly, seconded by Mr. Krewson to **ADD** the Election of Officers to the January 2, 2020 agenda. All the members voting yea, the motion passed.

A motion was made by Ms. Rossiter, seconded by Mr. Kelly to **ELECT** Kyle Baker as 2020 Chair of the Planning Commission. All the members voting yea, the motion passed.

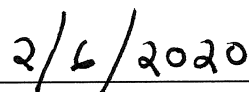
A motion was made by Ms. Rossiter, seconded by Mr. Kelly to **ELECT** Kyle Krewson as 2020 Vice Chair of the Planning Commission. All the members voting yea, the motion passed.

ADJOURN

A motion was made by Ms. Rossiter, seconded by Mr. Baker to **ADJOURN** the meeting at 7:13 P.M. All the members voting yea, the motion passed.



Signature



Date

PLANNING COMMISSION
PRE-REVIEW MEETING SUMMARY
JANUARY 2, 2020
LAKEWOOD CITY HALL
6:30 P.M.
AUDITORIUM

MEMBERS AND ADMINISTRATIVE STAFF PRESENT

Members Present

Kyle Baker, Chair

Nathan Kelly

Kyle Krewson, Vice Chair

Monica Rossiter

Others Present

Katelyn Milius, Planner, P&D, Secretary

Jennifer Swallow, Executive Assistant Law Director

SUMMARY OF DISCUSSION

Reviewed and discussed docket item **Docket No. 01-01-20.**

Docket No. 01-01-02 Revive Medical
Regarding 12061 Lake Avenue

Katelyn Milius

From: Peter Ketter <pketter@sandvickarchitects.com>
Sent: Friday, December 13, 2019 12:56 PM
To: Katelyn Milius
Subject: RE: LHAB Review 1161.03 (o)

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Thanks, Katelyn. An informal e-mail poll of the board suggests that LHAB members consider this house to be of historical value.

We need to wait until our next public meeting to take formal action, however. We're adding it to the agenda for January 2020, and hopefully they will have a quorum there to act on it.

Peter Ketter

Director of Historic Preservation
Sandvick Architects Inc
1265 W. Sixth Street
Cleveland, Ohio 44113
D: 216-302-3594
P: 216-621-8055
www.sandvickarchitects.com

From: Katelyn Milius <Katelyn.Milius@lakewoodoh.net>
Sent: Friday, December 13, 2019 9:58 AM
To: Peter Ketter <pketter@sandvickarchitects.com>
Subject: RE: LHAB Review 1161.03 (o)

Thank you!

Regarding the board nominations: since the term starts in the new year, it will be up to Mayor Elect George to officially name members.

From: Peter Ketter <pketter@sandvickarchitects.com>
Sent: Thursday, December 12, 2019 5:00 PM
To: Katelyn Milius <Katelyn.Milius@lakewoodoh.net>
Subject: RE: LHAB Review 1161.03 (o)

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Thanks, Katelyn.

I forwarded this on to LHAB to get a discussion going. My personal opinion is that it does have historical value, but we'll need the board to make a formal decision.

We do not have a December meeting. I'm checking into whether or not we can do an e-mail vote or something for this. Otherwise it will have to wait until 2020. Also remember we're losing two members (including me) on December 31 and

have one member who has never attended a meeting, so it's going to be challenging to reach a quorum (all four remaining members would have to be there) in early 2020 until the new appointees are in place.

I'll let you know what I learn.

Peter Ketter

Director of Historic Preservation
Sandvick Architects Inc
1265 W. Sixth Street
Cleveland, Ohio 44113
D: 216-302-3594
P: 216-621-8055
www.sandvickarchitects.com

From: Katelyn Milius <Katelyn.Milius@lakewoodoh.net>

Sent: Thursday, December 12, 2019 2:55 PM

To: Peter Ketter <pketter@sandvickarchitects.com>

Subject: LHAB Review 1161.03 (o)

Hi Peter,

Hope you are doing well. We have a proposal that is expected to be before Planning Commission in January that we believe would be a good use of an existing structure.

The property is 12061 Lake Avenue. This property was previously a boarding house, and then became a psychologist office in 2002. The approval in 2002 was a conditional use of an existing non-conforming structure (as copied below).

(o) Re-Use of an Existing Non-Conforming Structure. In an R1 Residential Single-Family or R2 Residential Single- and Two-Family District, an existing non-conforming structure found by the Lakewood Heritage Advisory Board to be of historical value may, as a conditional use, be converted to a multi-family use and, in any multi-family district, such a structure may be converted to a mixed use or office use, where the Commission finds:

- (1) That re-use of the existing structure is preferable to destruction and redevelopment of the site;
- (2) That the proposed use will not be more intense than the existing non-conforming use;
- (3) That landscaping and screening, approved by the Architectural Board of Review pursuant to Chapter [1141](#), will be provided;
- (4) That the proposed renovation will be in harmony with the historic character of the structure; and
- (5) That the proposed use will comply with the parking requirements of Chapter [1143](#).

We would like to renew this conditional use for a small medical/wellness office (conditional uses do not transfer ownership). The owner is excited about the historic character of the building. I don't know if you were planning on meeting in December, but it would be great to get confirmation of the 2002 decision that the structure has historical value. If a December meeting doesn't work, Planning Commission would condition their approval on your findings. It would be great to get your initial thoughts on this either way.

Thank you! Hope you have a great holiday!

Katelyn

Katelyn Milius, PE

City Planner
Department of Planning & Development
City of Lakewood
12650 Detroit Avenue
Lakewood, OH 44107
216-529-6634



Oath

(You need not give an oath if you object. If you object to giving an oath, please notify the hearing officer or secretary before signing below.)

I, the undersigned, hereby solemnly swear that the testimony I give at this proceeding will be the truth, the whole truth and nothing but the truth:

PRINT NAME:

SIGN NAME:

1. John Rocka

[Signature]

2. Ron Korteiz

[Signature]

3. _____

4. _____

5. _____

6. _____

7. _____

8. _____

9. _____

10. _____

11. _____

Prepared by: The City of Lakewood Law Department, 12650 Detroit Ave., Lakewood, Ohio 44107

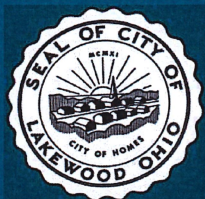
FOR CITY USE ONLY

Lakewood Administrative Procedure: ☐ ABR/BBS ☐ Citizens Advisory ☐ Civil Svc. ☐ Dangerous Dog ☐ Income Tax Appeals ☐ Loan Approval ☐ Nuisance Abatement Appeals ☐ Parking ☒ Planning ☐ Zoning Appeals ☐ Other:

Date of Proceeding: Thursday, January 2, 2020



Planning Commission
January 2, 2020



Docket No. 01-01-20
12061 Lake Avenue

REVIVE MEDICAL



Request

The a renewal of a Conditional Use approval to allow medical offices replacing an existing office use, pursuant to section 1161.03(o) – re-use of an existing non-conforming structure. The property is in an MH – Multi-Family, High Density district.

12061 Lake Avenue
Renewal of Conditional Use

Previous Planning Commission Approval 2002

- Boarding house into office space.
- Conditional Use does not transfer ownership 1161.02 (j).



12060 DETROIT AVENUE • 44107 • 216/621-7500 • FAX 216/629-5935

April 3, 2002

FILE COPY

PLANNING COMMISSION

Andrew Passen
Thaddeus O'Brien
O'Brien, Passen & Associates, Inc.
1468 West 9th Street
Cleveland OH 44113

RE: **Docket 4-6-02**
12061 Lake Avenue

Dear Messrs. Passen & O'Brien:

The Lakewood Planning Commission, at its meeting of **April 2, 2002** considered a request from Andrew Passen and Thaddeus O'Brien, d.b.a., O'Brien, Passen & Associates, Inc., 1468 West 9th Street, Cleveland 44113, applicants, for a Conditional Use pursuant to Section 1161.03(o) – Re-Use of an Existing Non-Conforming Structure. The applicant is requesting to convert a licensed boarding house into office space in a MH, Multiple-Family, high density, Residential District.

The Planning Commission decided to **APPROVE** a Conditional Use to convert a licensed boarding house into office space.

Sincerely,

Barbara J. Kelly
Barbara J. Kelly, Secretary





Request

The a renewal of a Conditional Use approval to allow medical offices replacing an existing office use, pursuant to section 1161.03(o) – re-use of an existing non-conforming structure. The property is in an MH – Multi-Family, High Density district.

12061 Lake Avenue
Renewal of Conditional Use



Planning Commission
January 2, 2020